

Town of Camden
Reorganization & Regular Meeting of Council
March 7, 2011
Town of Camden Municipal Building

At 7:00 p.m. Mayor Maly called the Camden Town Council Meeting to order and led the attendees in the Pledge of Allegiance and a moment of silence in recognition of our troops currently serving and those who have made the ultimate sacrifice.

The following persons were in attendance:

Council Members	Kevin Casquarelli, Councilman Laura G. van Rooten, Councilwoman (ABSENT) John Green, Councilman Elect Justin King, Councilman Elect Richard Maly, Mayor
Solicitor	Craig T. Eliassen, Esq.
Administrative Staff	James O. Plumley, Town Manager Charlotte L. Klauder, Town Clerk / L.U.A. Chief William Bryson, Camden Police Dept.
Public	Attachment

Notice

Notice of this meeting has been made in accordance with the Delaware Open Public Meetings Act by posting on February 28, 2011, copies of the agenda in the following manner:

- a. The electronic sign; and
- b. The official bulletin boards; and
- c. The official website.

Amendments to the Agenda

- a. The order of the agenda items have been altered to accommodate Honorable Judge Ridgely's schedule as he will be officiating the "Oaths of Office" to our newly elected Councilmen.

Town Manager Report

Mr. Plumley advised Council and Public of his efforts pertaining to balancing the FY 2011/2012 Budget. He stated he has been working continuously with the help of Chief Bryson, and hopes to have a draft version available for review at the April 4th meeting.

Mr. Plumley stated he has been in discussions with Allied Waste as it pertains to yard waste. He stated they have agreed to alternate Tuesday Recycle/Yard Waste collection beginning in the middle of April. He further indicated a newsletter will be prepared by staff and mailed to each resident of the Town of Camden which shall contain effective dates. He also stated he has received complaints as to why the Town cannot collect the waste; his answer was simply the Town employs one (1) maintenance employee and there are not sufficient hours in the day for this request to be accommodated. He suggested hauling the material to Mike Donophan out toward Sandtown, while he awaits information pertaining to a roll-off unit which would be placed at the Public Works garage on West Street.

Mayoral Announcements

- ELECTION – Congratulations to Councilmen Elect:
 - Mr. John Green – 102 South Main Street / 225 votes
 - Mr. Justin King – 103 South Main Street / 227 votes
- Thank you to all of our volunteers for working the polls!
 - Election Board: Merritt Burke, Jean Bauer, Garland Dula
 - Inspector / Fail Safe: Jeanine Kleimo
 - Poll Workers: Don & Claudette Conroy, Donna Reed, George Courtney, Christine Palombo, Alfonso Torres

Police Department Report

See attachment.

C.W.F.D.

Mr. Jester reported the following data:

- January: 56 Fire Alarms
 169 Ambulance Calls

Mr. Jester also answered criticism, specifically response teams from various towns, which arose from the fire at the Mercedes garage located at the intersection of Camden-Wyoming & Caesar Rodney Avenues. He stated when a fire is that involved dispatch automatically calls in additional fire companies to assist with containment, in addition other fire companies occupy or stand by at the buildings of those fighting the fire in case of another call.

The Ladies Auxiliary sponsors a monthly “all you can eat” breakfast, the next breakfast will be held Sunday, March 6th from 8:00 a.m. – 11:00 a.m. at the fire department.

C.W.S.W.A.

Mr. Mark Dyer reported the next scheduled CWSWA meeting would be held 7:00 p.m., March 8th, at the CWSWA facility located on S. West Street. He also invited everyone to attend an open house at the CWSWA building Saturday, March 5th from 8:00 a.m. – 12:00 p.m.

Friends of Historic Camden

Ms. Bobbi Toner stated a speaker Robert Dudley will be attending their next meeting on March 15th at 6:00 p.m. She announced submittals of “Camden in Winter” pictures are still being accepted by Ms. Donna Reed.

Mayor’s Report

See attachment.

Oaths of Office

Mayor Maly welcomed the Honorable Judge Henry duPont Ridgely who would be officiating the Oaths of Office to our new members of Council: John W. Green, Justin T. King.

At this time Councilmen Green & King took their places at the dais.

Reorganization 2011

Mayor Maly introduced letter of resignation from Councilwoman van Rooten as a result of health issues. He stated it is with deep regret that he accepts this request, asserting she served our Town well in various respects not only as a Councilwoman.

Mayor Maly announced there is a vacant position on Council and asked for a motion and second to appoint a replacement.

Motion made by Councilman Casquarelli, seconded by Councilman King, to appoint Mr. Jeffrey Lewin to the remainder of Ms. van Rooten’s term contingent upon his acceptance. Mr. Lewin accepted the appointment wished Ms. van Rooten comfort and continued life. (term to expire February 2013) The following vote was recorded;

AYES: Green, King, Maly
NAYS: None

The motion carried.

At this time Judge Ridgely officiated the Oath of Office to Councilman Lewin.

Selection of Vice Mayor

Motion made by Councilman Green, seconded by Councilman King, to appoint Councilman Casquarelli to the position of Vice Mayor. The vote following vote was recorded:

AYES: Green, King, Lewin
NAYS: None
ABSTAIN: Casquarelli

The motion carried.

Resignations / Appointment to the Planning Commission

Mayor Maly announced as a result of the resignations of Messrs. Green and King from the Planning Commission in order to accept their elected positions on Council, the Planning Commission is left with three (3) vacant seats. He further indicated there is a requirement of three (3) members for the purpose of maintaining a quorum.

At this time, he has received a letter of resignation from the Board of Adjustment by Mr. Alfonso Torres, Jr. He stated the letter indicated Mr. Torres' desire to be appointed to the Planning Commission. Mayor Maly asked for a motion and a second to accept Mr. Torres' resignation from the Board of Adjustment. A motion was made by Councilman King, seconded by Councilman Green to accept Mr. Torres' resignation. The following vote was recorded:

AYES: Green, Casquarelli, King, Lewin
NAYS: None

The motion carried.

A motion was made to appoint Mr. Alfonso Torres, Jr. to the Planning Commission with a term expiring September 2013. The following vote was recorded:

AYES: Green, Casquarelli, King, Lewin
NAYS: None

The motion carried.

Appointment of Town Clerk

Mayor Maly stated by Charter, Section 16 E. the Council is required to appoint yearly a Town Clerk.

A motion was made by Councilman Green, seconded by Councilman Lewin, to appoint Ms. Charlotte Klauder to continue in the capacity of Town Clerk for 2011. The following vote was recorded:

AYES: Green, Casquarelli, King, Lewin
NAYS: None

Minutes

Motion made by Councilwoman Casquarelli, seconded by Councilman Green, to approve the February 7th minutes as written. The vote was affirmative and the motion carried.

Finance Report

Motion made by Councilman Green, seconded by Councilman King, to approve the February 2011 Finance report subject to audit.

Councilman Green requested a moment to speak prior to the vote. His comments included but were not limited to the following:

- He stated at the last meeting the finances were bleak, specifically stating the Town would essentially be out of money at the end of this fiscal year.
- He asked Mr. Plumley to provide at the next meeting line items detailing where we are versus where we expected to be, clearly stating he would not vote for another tax hike.
- He stated spending need to be looked at closely, suggesting a meeting next week between himself, Councilman Casquarelli and Mr. Plumley to go over the budget in detail.

Mr. Plumley stated he would be ready to meet with both Council members at their leisure. Councilman Green indicated midweek would provide sufficient time for all to be brought up to speed. Councilman Green stated it was his goal to either reduce the 18% tax increase or eliminate it altogether.

The vote on the motion was affirmative and the motion carried.

Old Business

- Action on the Second Reading of the proposed Zoning Ordinances and Map. (2nd Reading & Public Hearing occurred at the February 7th Meeting, action had been tabled until this evening in order to address concerns submitted by Mr. Phil Tolliver of MRA Engineering)

Motion made by Councilman Green, seconded by Councilman King, to adopt the revised Zoning Ordinance of the Town of Camden and accompanying map dated March 7, 2011.

Mayor Maly announced both of the new members of Council are well versed with the new ordinances as they both served on the Planning Commission during the process of rewriting same.

Mr. Plumley stated Mr. Tolliver's comments were taken into consideration and resulted in certain adjustments as outlined in Mr. Paul Hughes' of RVE, letter to Mr. Tolliver. He indicated staff and the Town engineer are comfortable recommending approval of the document.

The following vote was recorded:

AYES: Green, Casquarelli, King, Lewin
NAYS: None

The motion carried.

At this time Ms. Klauder asked Council if it would be appropriate to lift the Moratorium as the new Zoning Ordinances have been approved.

Motion made by Councilman Lewin, seconded by Councilman Casquarelli, to end the 240 Moratorium put in place July 12, 2010. The vote was unanimous and the motion carried.

New Business

There was no new business scheduled for discussion and/or action; however Councilman King motioned for a temporary suspension of the stipends received by Council, Board of Adjustment and Planning Commission.

Councilman Lewin suggested amending the motion for a defined period of time.

Councilman Green made a motion to temporarily suspend the stipends for the above referenced government bodies for six (6) months from this date. Councilman King seconded the motion; the following vote was recorded:

AYES: Green, Casquarelli, King, Lewin

NAYS: None

The motion carried.

Public Comment

Mike Smith – S. Main Street

Mr. Smith expressed his frustration with regard to the yard waste collection. He stated he had called the Town Hall four (4) times in a month and was told public works would be out to collect his four (4) cans of yard waste. He continued by stating no one showed up to collect the bins and he never received a return call from Town Hall.

Mr. Plumley apologized for not returning Mr. Smith's call, stating he would come out personally the next day to assist with the collection.

Council Comments

Councilman Green asked Mr. Plumley to provide updates on the following items:

- Redner's – Mr. Plumley stated the engineer is currently finalizing the last comments requested by DelDOT. He further indicated that all of the comments should be finalized within two (2) weeks and a groundbreaking should occur sometime in April.
- CR Plaza I & II / unsightly property – Mr. Plumley stated the property owners are responsible for maintenance. Councilman Green suggested if there is not a groundbreaking within two (2) weeks, then the owner should be notified of the condition of the property and advised to clean up same. Mr. Plumley stated he would send a letter to the property owner with regard to this matter.
- 118 N. Main Street – Mr. Plumley stated our engineer provided a structural study and it has been determined to be structurally sound. He added he has not heard from the owners and the dealings with the multiple owners had been shady at best. He stated he would draft a letter to the owner of record requesting a time-frame and status report.

Mr. Eliassen stated there are a couple of mortgages against the property and the last strategy was to wait for foreclosure. Councilman Lewin stated the owner is in arrears and there is currently a lien. Mr. Eliassen confirmed they have defaulted.

Mr. Green questioned the codes with regard to condemnation and whether or not the property is sellable without a Certificate of Occupancy (CO) and water and

sewer (W&S) hookup. Mr. Eliassen stated anything is considered sellable with or without a CO or W&S hookup.

Mr. Green asked if the property was condemnable. Councilman Casquarelli stated Council had given the property owner 90 days to provide a plan of action. Councilman Lewin stated as long as the Charter permits condemnation, then a letter should be sent to the lien holder, owner advising them of demolition after a certain period of time. Mr. Eliassen questioned who would finance the demolition of the structure. Councilman Lewin stated a well-crafted letter warning of the demolition pointing out the defaulted mortgage, the fact it is blight, and the plan is to demolish the structure per the charter. He suggested Mr. Eliassen and Mr. Plumley draft the letter to the lien holder and courtesy copy the owner of record. Councilman Lewin also suggested a 30 day window from date of receipt for a response.

Councilman King questioned the accuracy of the \$100,000 in delinquent taxes. Mr. Plumley stated the Code Enforcement Officer had been going door to door to collect taxes and we are nowhere near that amount. He stated there are outstanding taxes, specifically over a year to two (2) years old which he, Ms. Driggins and Mr. Eliassen have met with regard to rectifying.

Councilman King stated there seems to be a pattern followed by those consistently delinquent in paying their taxes; questioning what steps the Town can take to enforce payment. Mr. Plumley stated door-to-door collection. Councilman King asked Mr. Plumley if he thought that method was effective. Mr. Plumley stated we have recovered some money.

Councilman Lewin suggested printing the names of those who are delinquent big and bold in the newspaper. Mr. Plumley stated he did not feel that was a cost effective method. Councilman Lewin questioned a ballpark figure on cost of such an advertisement; Mr. Plumley stated several hundred dollars. Councilman Lewin expressed his opinion that the cost was worth the end results.

Councilman Green questioned whether or not business licenses could be withheld until tax payments are collected. Mr. Plumley suggested members of Council come into the office to talk about it.

Mayor Maly stated the Town Charter required tweaking as nine (9) pages pertaining to the metes and bounds from the original charter were removed. He asked for volunteers to form a Charter Committee led by Councilman Green to contact Town Hall.

Adjournment

At 8:10 p.m. a motion was made by Councilman Lewin, seconded by Councilman Casquarelli, to adjourn the meeting. The vote was affirmative and the motion carried.

Charlotte L. Klauder
Town Clerk